1		A	RTICLE II, NON-SUBURBAN DISTRICT REGULATIONS						
2	DIVISION A: RURAL DISTRICTS								
4	Section 2-100 AR-1 Agricultural Rural-1								
5	2-101	Purp	ose and Intent. The purpose and intent of the AR-1 district is to:						
6 7 8 9		(A)	Support the primary—use of land for rural economy uses, with residential uses allowed secondarily in a form and context that is at densities consistent with the general open and rural character of the rural economy uses.						
10 11 12 13 14		(B)	Allow for a broad range of rural economy uses, including traditional and new agricultural uses—(agriculture, horticulture and animal husbandry), agriculture support and basic—services directly—associated with on-going agricultural activities, and other low impact non rural—uses that can be developed in ways that are consistent with the rural character of the AR-1 district rural economy uses through mitigation or other standards.						
16 17 18 19 20		(C)	Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to traditional and new agricultural uses, conference and training center uses, and rural activity and special event uses—for tourists related to the traditional and new agricultural uses.						
21 22 23 24 25 26		(D)	Promote Ensure consistency between that residential development and is consistent with the open character of the rural economy uses through lower by requiring either very low density residential development or the clustering of residential development in ways that are harmonious with rural economy uses and that preserve the general rural character of the district.						
27 28 29 30 31		(E)	Ensure that development is designed and located in ways that are consistent with conservation design principles and protects and maintains primary conservation areas and secondary conservation areas in ways that are consistent with the development of rural economy uses and the general rural character of the district.						
32 33		(F)	Ensure that the rural economy uses are compatible with any existing permitted residential development.						
34 35	2-102		<b>Regulations.</b> Table 2-102 summarizes the principal use regulations of the district.						
36 37		(A)	<b>Organization of Use Table.</b> Table 2-102 organizes the uses in the AR-1 district by Use Classifications, Use Categories and Use Types.						
	Section AR-1	2-100	July 18, 2006 with September 6, 2006 Board of Supervisors changes						

1	(1)	Use Classifications. The Use Classifications are: agricultural uses;
2		residential uses; public and institutional uses; commercial uses;
3		and industrial uses. The Use Classifications assign land uses into
4		broad general classifications (e.g., agricultural uses and residential
5		uses). The Use Classifications then organize land uses and
6		activities into general "Use Categories" and specific "Use Types"
7		based on common functional, product, or physical characteristics,
8		such as the type and amount of activity, the type of customers or
9		residents, how goods or services are sold or delivered, and site
10		conditions.
11	(2)	Use Categories. The Use Categories describe the major sub-
12		groups of the Use Classification, based on common characteristics
13		(e.g., the residential Use Classification is divided into two major
14		Use Categories: Household Living and Group Living). Principal
15		uses are identified in defining the Use Category. They are principal
16		uses that most closely share the common characteristics that are

key to the Use Category.

- (3) Use Types. The Use Categories are divided into specific Use Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, single family detached dwellings, multi-family dwellings and town houses are Use Types in the Household Living Use Category.
- (B) **Use Categories and Use Types Defined.** All Use Categories and Use Types listed in Table 2-102 are defined in Article VIII (Definitions).
- (C) Permitted and Special Exception Uses. A "P" in the column identified "AR-1" indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the AR-1 district, subject to compliance with applicable standards and regulations in this Ordinance and other County ordinances. An "S" indicates that a Use Type is allowed in the AR-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. An "M" indicates that a Use Type is allowed in the AR-1 district as a minor special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted as a matter of right under certain conditions or allowed as a special exception or minor special exception under other conditions. In those instances, it is identified as "P/S" or "P/M," as appropriate.

1	(D)	Reference to General Use Category. References to "General Use
2		Category" under the Use Type column, means all of the uses in the Use
3		Category are allowed. The Use Category is defined in Article VIII. Where
4		specific Use Types are listed in the Use Type column, only the listed Use
5		Types in the Use Category are allowed. The Use Types are defined in
6		Article VIII.
7	(E)	Additional Regulations for Specific Uses. References to sections in the
8		final column of Table 2-102 (AR-1 District Use Table) indicate that the
9		listed use is subject to use-specific regulations. The numbers provide a
10		cross-reference to the "Additional Regulations for Specific Uses" in
11		Section 5-600.
12	(F)	Minimum Lot Size Requirements. Each principal permitted use shall
13		meet the minimum acreage requirement, where specified in the
14		"Additional Regulations for Specific Uses" in Section 5-600, for that use.
15		Where two or more principal uses are located on one parcel, the parcel
16		size shall be the larger of the two or more uses requirements, and not the
17		sum of all the minimum lot sizes.

TABLE 2-102:  AR-1 AGRICULTURAL RURAL—1 DISTRICT USE TABLE  P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION						
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES			
AGRICULTURAL US	SES					
Agriculture	General Use Category	P	Section 5-626			
Horticulture	General Use Category	P	Section 5-626			
Animal Husbandry	General Use Category	P	Section 5-626			
Agriculture Support and Services Directly	Agricultural processing	Р	Section 5-627			
Related to On-going Agriculture,	Agri-education	P	Section 5-627			
Horticulture and Animal Husbandry Activity, On-Site	Animal care business	P	Section 5-627			
Activity, Oil-Site	Agritainment	P	Section 5-627			
	Commercial winery with 20,000 square feet or less	P	Section 5-625			
	Commercial winery, over 20,000 square feet	S	Section 5-625			
	Custom operators	P	Section 5-627			

Section 2-100 AR-1 July 18, 2006 with September 6, 2006 Board of Supervisors changes

#### TABLE 2-102: AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION ADDITIONAL REGULATIONS FOR AR-1 USE CATEGORY **USE TYPE** DISTRICT SPECIFIC USES Direct market business for sale of products produced on-site -P Section 5-627 including but not limited to PYO (pick-your-own) P Equestrian facilities Section 5-627 Farm based tourism P Section 5-628 P Farm co-ops Section 5-627 Farm machinery repair P Section 5-627 Farm markets P Section 5-603 Feedlot (for on-going, on-site P Section 5-627 animal husbandry activities) Nursery, commercial S Section 5-605 P Nursery, production Section 5-605 P Section 5-627 Pet farms P Restaurant Section 5-627 Sawmill S Section 5-629 P Stables Section 5-627 Veterinary services P Virginia Farm Winery P P Wayside stand Section 5-604 P Wetlands mitigation bank Section 5-627 Agriculture Support P Agricultural research facility Section 5-644 and Services Not Directly Associated Animal care businesses P Section 5-630 with On-Site **Agricultural Activity** Central farm distribution hub P Section 5-630 for agricultural products

#### TABLE 2-102: AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION ADDITIONAL REGULATIONS FOR AR-I **USE CATEGORY** USE TYPE DISTRICT SPECIFIC USES Commercial winery with P Section 5-625 20,000 square feet or less Commercial winery, over S Section 5-625 20,000 square feet P Equestrian facility Section 5-630 Equestrian facility, on lots of less than 50 acres or without M Section 5-630 frontage on state maintained road Farm machinery repair P Section 5-630 Farm machinery sales, rental P Section 5-615 and service Mill feed and farm supply P Section 5-630 center S Section 5-605 Nursery, commercial Stable, neighborhood, on lots of 25 acres or more, or P Section 5-630 frontage on state maintained road Stable, neighborhood, on lots of less than 25 acres or M Section 5-630 without frontage on state maintained road Section 5-630 Stable, private P P Animal hospital Section 5-631 **Animal Services** Kennel S<sub>M</sub> Section 5-606 Kennel, Indoor <u>M</u> ₽ Section 5-606 RESIDENTIAL USES Accessory dwelling (accessory **Household Living** to single family detached p Section 5-613 dwelling) Caretaker's residence (accessory to single family ₽ detached dwelling)

P=			: DISTRICT USE TABLE -MINOR SPECIAL EXCEPTION	
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES	
	Dwelling, single-family detached, including manufactured housing	P	May use AR District Cluster-Option. See Sections 2 104 and 5 703. May divide property in accordance with Section 2-103 Development Options.	
	Guest house (accessory to single family detached dwelling)	₽	Section 5-612	
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400	
	Portable Dwelling/Trailer Construction	P		
	Co-housing	P		
	Convent or monastery	P/S	Section 5-656	
Group Living	Dormitory, seasonal labor	М	Section 5-632	
	Rooming house	P		
	Tenant dwelling	₽	Section 5-602	
	Tenant-dwelling, seasonal labor	p	Section 5 602(C)	
PUBLIC AND INSTI	TUTIONAL USES		-	
Aviation	Airport/landing strip	S	Section 5-633	
D C 10 . 1141	Child care home	P	Section 5-609(A)	
Day Care Facilities	Child or adult day care center	S	Section 5-609(B)	
1	Agricultural cultural center	S	Section 5-634	
Cultural and Government	Fairground	S	Section 5-635	
Facilities	Structures or uses for local government purposes not otherwise listed in the district	S		
Education	School (elementary, middle, or high)	S		
Education	Vocational school	S		

#### TABLE 2-102: AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION ADDITIONAL REGULATIONS FOR AR-I USE CATEGORY USE TYPE DISTRICT SPECIFIC USES Arboretum Ρ Section 5-636 Botanical garden or nature P Section 5-636 study area Cemetery S Section 5-637 Section 5-637 Mausoleum S Park and Open Space Crematorium S Section 5-637 Community, neighborhood, or regional park, passive P recreational uses Community, neighborhood, or regional park, active S recreational uses Fire and/or rescue station P Section 5-638 **Public Safety** P Police station or substation Section 5-638 Church, synagogue, temple or mosque, with seating capacity P Section 5-639 of 300 or less seats in sanctuary or main activity area Church, synagogue, temple or Religious Assembly mosque, with seating capacity of more than 300 in sanctuary or main activity area, or S Section 5-639 accessory schools, day care centers with more than 50 children, recreational facilities Recycling drop-off collection center, public: Section 5-607 Utility substation, transmission: Section 5-Utility P General Use Category 616(A) Utility substation, distribution: Section 5-616(B) Municipal drinking water P supply reservoir Sewage Treatment Plant S Section 5-621 Sewer Pumping Station P Section 5-621 S Water Storage Tank Section 5-621

Section 2-100 AR-1 July 18, 2006 with September 6, 2006 Board of Supervisors changes

TABLE 2-102:  AR-1 AGRICULTURAL RURAL—1 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION					
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES		
	Water Treatment Plant	S	Section 5-621		
	Water Pumping Station	P	Section 5-621		
	Utility transmission lines, overhead (excluding connections of lines from existing overhead public utility transmission lines to individual uses)	S	Unless excepted by Section 1-103(D)		
COMMERCIAL USE	S				
	Conference and training centers	P/M	Section 5-640		
Conference and	Rural corporate retreat	P	Section 5-619		
Training Centers	Rural Resort	<u>P/M</u>	Section 5-601 <del>(D)</del> <u>(C)</u>		
	Rural Retreat	<u>P/M</u>	Section 5-601 <del>(D)</del> <u>(C)</u>		
	Teahouse; coffeehouse	P	Section 5-641		
Food and Beverage	Banquet facility	М	Section 5-642		
	Restaurant	М	Section 5-643		
Office	Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district	M	Section 5-644		
Recreation and Entertainment	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645		
	Camp, day and boarding, with more than 30 campers	M	Section 5-645		
	Campground	M	Section 5-646		
	Country Club	<u>s</u>	Section 5-660		
	Cross country ski business	P	Section 5-647		
	Eco-tourism	Р	Section 5-647		

Section 2-100 AR-1 July 18, 2006 with September 6, 2006 Board of Supervisors changes

TABLE 2-102:  AR-1 AGRICULTURAL RURAL-1 DISTRICT USE TABLE $P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION$					
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES		
	Golf course	s	Section 5-648		
	Outdoor amphitheater	S	Section 5-649		
	Private Club or Lodge	<u>S</u>			
	Rural recreational establishment, outdoor	P			
	Antique shop	P	Section 5-650		
	Art gallery or art studio	P	Section 5-650		
Retail Sales and Service	Auction house	S	Section 5-651		
	Craft shop	P	Section 5-650		
	Small business	P/M	Section 5-614		
	Bed and breakfast, home stay	P/M	Section 5 601(A)		
Visitor	Bed and breakfast inn	P/M	Section 5-601(B)(A)		
Accommodation	Country inn	<u>P/</u> M	Section 5-601 <del>(C)</del> ( <u>B)</u>		
	Guest farm or ranch leasing up to 20 guest rooms	Р			
INDUSTRIAL USES					
	Radio and/or television tower	s	Section 5-618		
	Telecommunications antenna	Р	Section 5-618(A)		
Telecommunication Use and/or Structure	Telecommunications monopole	Р	Section 5-618(B)(1)		
	Telecommunications monopole	S	Section 5-618(B)(2)		
	Telecommunications transmission tower	S	Section 5-618(C)(2)		
Waste-Related Uses	Yard waste and/or vegetative waste compost Vegetative Waste Management facility	M	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)		



TABLE 2-102:  AR-1 AGRICULTURAL RURAL—1 DISTRICT USE TABLE  P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION				
USE CATEGORY	USE TYPE	AR-1 DISTRICT	ADDITIONAL REGULATIONS FOR SPECIFIC USES	
	Yard Waste Composting Facility	<u>s</u>	(Grant of a special exception does not avoid requirements of Chapter 1080, Codified Ordinances of Loudoun County, or any other applicable law.)	
	Stockpiling of dirt	S	Section 5-657	

2-103 Lot and Building Requirements. Table 2 103 identifies the lot and building requirements that apply to all development in the AR 1 district, except land developed under the AR District Cluster Option pursuant to Section 2 104 and Section 5 703, or unless the performance standards in Section 5 600 (Additional Regulations for Specific Uses) specify different requirements.

	TABLE-2-103
(EXCEPT DE	AR-I-LOT-AND BUILDING-REQUIREMENTS VELOPMENT UNDER AR DISTRICT-CLUSTER OPTION)
Minimum Lot Size	20 acres
Minimum Lot Width	200-feet-on-paved-roads; 50-feet on unpaved roads
Minimum Yards	No building shall be located within 25 feet of any property line nor within 100 feet from the right of way of any arterial road, 75 feet from the right of way of any collector road, and 35 feet from any other road right of way, private access easement, and any prescriptive easement.
Maximum Lot Coverage	8% maximum, based on gross acreage
Maximum Building Height	35 feet. No restriction for buildings used exclusively for agriculture, horticulture and animal husbandry.
Lot Access	Access to individual lot provided by privately owned and maintained travelway which shall either be:  Ohio A private access easement that complies with the requirements of Chapter 4:Transportation of the Facilities Standards Manual; or
I	A private lane that:  Is within a 24' private easement;  Is at least 12' in width;  If paved, is 2" over a 4" base;  If gravel is 6"; and  Has-a-minimum grade of 10% with a minimum  30' centerline curve radius.
	lieu of public road frontage up to 25 lots.  Plat of division shall contain a note and provide for maintenance of private access easement or private lane.

1 2 3	2-104	may be	<del>develop</del>	Option. At the option of the landowner, lands in the AR 1 district ed pursuant to the procedures and requirements of the AR District (Section 5-703).
4	<del>2-105</del>	Utility :	<del>Require</del>	ments.
5		<del>(A)</del>	<del>Water.</del>	Development shall be served either by individual wells or
6				nal water supply systems. Individual wells or communal water
7				ystems may be located within the Rural Economy Conservation
8				onsistent with the standards of Section 6-2005.
9		<del>(B)</del>	Wastew	ater. Development shall be served either by communal sewer
0				or by septic systems. Communal sewer systems or septic systems
2			•	located within the Rural Economy Conservation Lands consistent standards of Section 6 2005.
3	2-103	Develo	pment (	Options. Land within the AR-1 zoning district may be subdivided
4		under c	ne of th	ne three development options identified below. Nothing in this
5		section	shall pr	eclude the opportunity for a property owner to file for a Family
6				accordance with the requirements of the Land Subdivision and
7		Develor	oment O	rdinance.
8	(	A) <u>B</u> :	ase Den	sity Division Option. A Base Density Division meeting the
9				standards and criteria may be permitted in accordance with the
20		-		s outlined in the Land Subdivision and Development Ordinance
21		<u>(L</u>	.SDO) fo	or such division:
22		(1	) Lot	Yield. Under the Base Density Division Option, the maximum lot
23			yield	shall be one lot per 20 acres.
24		(2	) <u>Perr</u>	nitted Uses. The uses permitted on lots developed in accordance
25			with	the Base Density Division Option are identified in Table 2-102
26			<u>and</u>	are subject to the Additional Regulations for Specific Uses of
27			Sect	ion 5-600.
28		(3	) <u>Lot</u> :	and Building Requirements.
29			(a)	Minimum Lot Size. 20 acres.
80			(b)	Minimum Lot Width. 175 feet.
3]			(c)	Minimum Yards. No structure shall be located within 25 feet of
32			` ,	any property line or within 100 feet from the right-of-way of any
3				arterial road, 75 feet from the right-of-way of any collector road,
34				and 35 feet from any other road right-of-way, private access
35				easement, and/or any prescriptive easement.
36			(d)	Maximum Lot Coverage. 11% maximum.

1			(0)	Maximum Duilding Weight 25 feet evaluding emisultural
1 2			(e)	Maximum Building Height. 35 feet, excluding agricultural, horticultural, and animal husbandry structures.
3		(4)	Crea	ation of Lots.
4 5 6 7 8			(a)	Request. Requests for creation of lots by plat of division in the AR-1 District shall be submitted to the Director of the Department of Building and Development (or designee) for review and approval in accordance with "AR-2 and AR-1 Divisions" of the Land Subdivision and Development Ordinance.
9 10 11 12 13 14			(b)	Public Road Frontage. No such lot shall be created fronting on a public road unless the publicly dedicated width of the road along the entire frontage of the newly created lot, measured from the centerline of the road to the property line of the lot, satisfies the criteria of the Virginia Department of Transportation (VDOT).
16 17 18		(E)	(c)	<u>Utility Requirements.</u> Each lot shall have an on-site water supply and individual sewage disposal system.
19		(5)	Lot.	Access.
20 21 22			(a)	Access to individual lots may be provided by a private access easement that complies with the requirements of the Facilities Standards Manual.
23 24			(b)	A private access easement may serve as frontage in-lieu of public road frontage for up to 7 lots.
25 26			(c)	The plat of division shall contain a note detailing the provisions for the maintenance of the private access easement.
227 228 229 330 331 332 333 34 35 36 37 38 39 40 41	(B)	Subo calco The belo of o Subo resu assig from Prin- num Subo Opti	division ulated maximus. The Proordina lting ened to the I cipal ber operation on type of the I cipal on type	Subordinate Subdivision Option: The Principal/Subordinate on Option is a subdivision of land in which a maximum lot yield is for an Originating Tract based on the gross acreage of such tract. In the principal shall be as set forth in Subsection 2-103(B)(1)(b) the Principal/Subordinate Subdivision Option results in the creation incipal Lot, and one or more Subordinate Lots. The number of the Lots created is subtracted from the maximum lot yield and the number establishes the remaining number of lots, which is the othe Principal Lot. The creation of subsequent Subordinate Lots Principal Lot is permitted, with the number of lots assigned to the Lot reduced by one for each Subordinate Lot created. Once the flots assigned to the Principal Lot is reduced to one, no more the Lots can be created. The Principal/Subordinate Subdivision pically allows the landowner to achieve a greater lot yield than the lity of the Base Density Division Option, while providing for the
	Section 2-100			12 July 18, 2006 with September 6, 2006

1 2			nent of rural economy uses as a primary use with single-family esidential development as a secondary use.
3	(1)	<u>Gen</u>	eral Requirements.
4		(a)	General. A landowner may exercise this option on a site
5		(4-)	consisting of a minimum of 20 acres prior to development.
		(h)	
6		<u>(b)</u>	Lot Yield. The maximum lot yield shall be 1 lot per 10 acres.
7 8	(2)	Cha	racteristics of Principal/Subordinate Subdivision Option.
9		(a)	The lot yield of a Principal/Subordinate Subdivision shall be
10		(4)	calculated from the Originating Tract of land in existence at the
11			time the first Principal/Subordinate Subdivision is created.
12			
13		(b)	Once a Principal/Subordinate Subdivision is created, the number
14			of lots assigned to the subdivision shall not be altered.
15			
16		(c)	The lot yield of the Originating Tract shall be calculated with
17			each preliminary and/or record plat. At the time of the first
18			subdivision, the number of Subordinate Lots created is subtracted
19			from the number of lots calculated for the Originating Tract and
20			the remaining number of lots is then assigned to the Principal
21			Lot. Each subsequently created Subordinate Lot is subtracted
22			from the number of lots assigned to the Principal Lot and shall
23			reduce the number of lots assigned to the Principal Lot by one
24			(1) for each lot.
25			
26		(d)	A Principal Lot may be further subdivided, provided the
27			minimum requirements of the Zoning Ordinance and Land
28			Development and Subdivision Ordinance (LSDO) are met. Once
29			the number of lots assigned to the Principal Lot is reduced to
30 31			one, the Principal Lot may no longer be subdivided.
32		(e)	Subordinate Lots shall not be further subdivided. The record plat
33		(-)	and initial deed of conveyance after establishment of a
34			subdivision lot under the Principal/ Subordinate Subdivision
35			Option shall contain a statement to this effect.
36			
37		(f)	A subdivision of one or more lots may occur at one time or in a
38		` '	series of subdivisions up to the maximum lot yield calculated for
39			the Originating Tract.
40			

1		(g)	Any subdivision record plat for a Principal/Subordinate
2			Subdivision shall contain a tabulation of density showing, in
3			addition to all Land Subdivision and Development Ordinance
4			(LSDO) requirements, the lot yield originally calculated for the
5			Originating Tract, all prior subdivisions from the Originating
6			Tract and each resulting Principal Lot and number of lots created
7			pursuant to such subdivisions.
8		<b>(L)</b>	The Driverine I I at shall be clearly labeled on each record plat
9		(h)	The Principal Lot shall be clearly labeled on each record plat.
10		(i)	Each Principal/Subordinate Subdivision shall contain at least one
l1 l2		(1)	Rural Economy Lot of a minimum of 15 acres in size.
13			Rutal Economy Lot of a minimum of 15 acres in size.
	(3)	Perr	mitted Uses.
15		(a)	Principal and Subordinate Lots. The uses permitted on lots
16		. ,	developed in accordance with the Principal/Subordinate
17			Development Option are identified in Table 2-102 and are
18			subject to the Additional Regulations for Specific Uses of
19			Section 5-600.
20			
	(4)	Lot	
22			irements for development under the Principal/Subordinate
23			livision Option are identified below, except where the
24			ormance standards in Section 5-600 (Additional Regulations for
25		Spec	rific Uses) specify different requirements for a particular use.
26			
27		(a)	Minimum Lot Size. 80,000 square feet, exclusive of major
28			floodplain. At least one lot in the development shall be a Rural
29			Economy Lot with a minimum of 15 acres.
30			
31		(b)	Minimum Lot Width. 175 feet.
32			
33		(c)	Maximum Length/Width Ratio. 3:1.
34		, ,	
35		(d)	Minimum Yards. No structure shall be located within 25 feet of
36		(4)	any property line or within 100 feet from the right-of-way of any
37			arterial road; 75 feet from the right-of-way of any collector road;
38			or 35 feet from any other road right-of-way, private access
39			easement, and/or any prescriptive easement.
40 41		(e)	Maximum Lot Coverage. 15%.
		(0)	Transman Lot Coverage. 15.70.
<del>1</del> 2		Æ	Building Height 25 feet menimum evaluding equipulations
13 14		(f)	Building Height. 35 feet maximum, excluding agricultural, horticultural, and animal husbandry structures.
14			
Section 2-100 AR-1			July 18, 2006 with September 6, 2006  Board of Supervisors changes



1 2 3		(5)	Landscaping/Buffering. Notwithstanding the requirements of Section 5-1400, required buffers may be provided on either the Principal and/or Subordinate lot.			
4		(6)	<u>Utility Requirements.</u>			
5			(a) Water. All lots shall be served by individual water supply			
6			systems located on the lot.			
7 8 9			(b) Sewer. All lots shall be served by individual sewage disposal systems located on the lot.			
10 11		(7)	Fire Protection. The development shall satisfy the fire protection standards set forth in the Facilities Standards Manual.			
12		(8)	Lot Access.			
13 14 15			(a) Access to individual lots may be provided by a private access easement that complies with the requirements of Chapter 4: Transportation, of the Facilities Standards Manual.			
16 17			(b) A private access easement may serve as frontage in lieu of public road frontage up to 25 lots per easement.			
18 19			(c) The record plat of subdivision shall contain a note detailing the provisions for the maintenance of the private access easement.			
20	(0)	~				
21	(C)		ster Subdivision Option. The Cluster Subdivision Option allows for			
22 23			abdivision of a tract of land with a more compact residential design one or more large lots suitable for rural economy uses and/or common			
23 24		_	space. Communal water and sewer systems may be used for such			
25		_	opments.			
26		(1)	General Requirements.			
27			(a) General. A landowner may exercise this option on a site			
28			consisting of a minimum of 20 acres prior to development.			
29						
30			(b) Lot Yield. The maximum lot yield shall be 1 lot per 10 5 acres.			
31						
32		(2)	Characteristics of Cluster Subdivision Option.			
33			(a) Depending on the tract size, the cluster subdivision may include			
34			one or more Rural Cluster Lots and at least one Rural Economy			
35			Lot and may include Common Open Space.			
36						

1 2 3	(b)	The lot yield of the cluster subdivision shall be calculated from the gross acreage for the tract of land from which the subdivision is created.			
4 5 6	(c)	All lots within the cluster subdivision shall be created at one time.			
7 8 9	(d)	The lots created by cluster subdivision shall not be further subdivided.			
10 11 12	(e)	A Homeowners' Association is required for any subdivision with common elements as described in Section 2-104.			
13 14 15	(f)	Each preliminary and record plat for a cluster subdivision shall contain a tabulation of lot yield for the cluster subdivision.			
16 17 18	(g)	The perimeter setback required in Section 2-103(C)(6) shall be indicated and clearly labeled on each preliminary and record plat.			
19 20 21 22	(h)	A minimum of 70% of the gross land area of the development shall be comprised of a Rural Economy Lot(s) or a combination of Rural Economy Lot(s) and Common Open Space.			
<ul><li>23</li><li>24</li><li>25</li><li>26</li></ul>	(i)	Variation of Lot Sizes: In all new residential subdivisions containing seven (7) or more lots, a mixture of lot sizes and dimensions shall be provided in order for a variety of housing			
27 28 29		opportunities and avoid monotonous streetscapes. No more than 25 percent of all lots shall be similar in total area. For purposes of this subsection, "similar" lot areas shall be defined as within			
30 31		1,500 square feet of each other.			
32 (3)		standards for Residential Cluster Lots. The site layout of the			
33 34		proposed development shall occur in conjunction with preliminary subdivision plat review. Development of the cluster option shall			
35		comply with all of the following standards, in addition to the LSDO:			
36 37	(a)	Number of Lots in Cluster(s). Rural Cluster Lots shall be grouped in clusters consisting of a minimum of 5 lots and a			
38		maximum of 25 lots, except that a cluster may consist of fewer			
39		than 5 lots if any one of the following applies:			
40					
41		(i) There will be fewer than 5 lots in the entire subdivision.			
42 43		(ii) In the AR-1 district, the area of the site is less than 50 acres.			

1		(iii) It is demonstrated that a cluster of fewer than 5 lots will		
2		result in less disturbance of land within the Mountainside		
3		Development Overlay District (MDOD), Floodplain		
4		Overlay District (FOD) lands, and/or land containing steep		
5		slopes and/or wetlands.		
6	(b)	Number of Clusters. Multiple groupings of Rural Cluster Lots		
7		shall be required where the total number of lots on a site is		
8		greater than 25. A single grouping of Rural Cluster Lots shall		
9		contain all the lots where the total number of lots on a site is 25		
10		or fewer, except that multiple clusters may be allowed where it is		
11		demonstrated that multiple clusters will result in less disturbance		
12		of land within the Mountainside Development Overlay District		
13		(MDOD), Floodplain Overlay District (FOD) lands, and/or land		
14		containing steep slopes and/or wetlands.		
15		The state of the s		
16	(c)	Distance Between Clusters. If more than one grouping of Rural		
17	(0)	Cluster Lots is to be created from a parcel, a minimum of 500		
18		feet shall separate the lot lines of the outer boundaries of each		
19		grouping of Rural Cluster lots (exclusive of open space and lots		
20		15 acres or greater).		
		13 acres of greater).		
21	(4)	Minimum I of Cima		
22	(d)	Minimum Lot Size.		
23		(') O '/ M' / 1991		
24		(i) On-site Water and Wastewater. 40,000 sq. ft., exclusive of		
25		major flood plain.		
26				
27		(ii) Off-site Wastewater, On-site Water. 20,000 sq. ft.,		
28		exclusive of major flood plain.		
29				
30		(iii) Off-site Water and Off-Site Wastewater. No minimum lot		
31		<u>size.</u>		
32				
33	(e)	Maximum Lot Size. 4 acres, exclusive of major floodplain.		
34		-		
35	(f)	Maximum Lot Coverage.		
36	, ,			
37		(i) Lots less than 40,000 sq. ft.: 8%		
38		(ii) Lots 40,000 sq. ft. – 4 acres: 15%		
39		(11) Lots 40,000 sq. 1t 4 acres. 15 //		
	(a)	Dormitted Heas on Late. The wass allowed on late are identified		
40 41	(g)	Permitted Uses on Lots. The uses allowed on lots are identified in Table 2.102 and are subject to the Additional Regulations for		
41		in Table 2-102 and are subject to the Additional Regulations for		
42		Specific Uses in Section 5-600.		
43				

July 18, 2006 with September 6, 2006 Board of Supervisors changes

1 2	(4)	shall contain	rds for Rural Economy Lots. Each cluster subdivision at least one Rural Economy Lot of a minimum of $\frac{7}{2}$ 15 all meet the following standards:			
3		acres mai sn	an meet the following standards.			
4		(a) Minim	um Lot Size. ₹ 15 acres.			
5		(b) Maxin	num Lot Coverage. 8%.			
6 7		(U) <u>1444411</u>	THE TOTAL CONTRACTOR OF THE PARTY OF THE PAR			
8		(c) Minin	num Lot Width. 175 feet.			
9		,				
10		(d) <u>Maxin</u>	num Length/Width Ratio. 3:1.			
11		(a) Daumi	tted Uses on Lots. The uses allowed on lots are identified			
12		(e) <u>Permi</u> in Tab	le 2-102, subject to the Additional Regulations for Specific			
13 14			n Section 5-600.			
15		-				
16	(5)	Common O	pen Space Use. Land that is neither part of a building lot			
17		nor a road ri	ght-of-way shall be placed in common open space and shall ed by a Homeowner's Association as described in Section 2-			
18		be maintaine	non Open Space shall be designed to constitute a contiguous			
19		and cohesive	e unit of land which may be used as described below.			
20 21		Common Or	Common Open Space has no minimum or maximum lot size and no lot			
22		width regula	width regulations. Further, Common Open Space does not count against			
23			allotted to the subdivision.			
24			•			
25		(a) <u>Permi</u>	tted Uses. Uses allowed on the Common Open Space land			
26			ted below and are subject to the Additional Regulations for			
27		<u>Specif</u>	ic Uses in Section 5-600 as referenced:			
28		(i)	Bona fide agriculture, horticulture, animal husbandry and			
29 30		(1)	structures accessory to such use, including, but not limited			
31			to barns and run-in sheds to house livestock or farm			
32			equipment, pursuant to Section 5-626.			
33						
34		(ii)	Construction and/or sales trailer, during period of			
35			construction activity.			
36	ŀ	····	Easements and improvements for drainage, access, sewer			
37		(iii)	or water lines, or other public purposes.			
38			of water mies, or other paone purposes.			
39 40		(iv)	Passive open space or passive recreation, including but not			
41		(21)	limited to trails, picnic areas, community gardens.			
42						
43		(v)	Sewage disposal system, communal.			
44						
45		(vi)	Sewer pumping station.			
	0.41.00		18 July 18, 2006 with September 6, 2006			

					·
1 2				(vii)	Stables, pursuant to Section 5-627.
3				` /	
4				(viii)	Stormwater management facilities for the proposed
5				` ,	development or for a larger area in compliance with a
6					watershed stormwater management plan.
7					
8				(ix)	Telecommunications antenna, pursuant to Section 5-
9				` ,	618(A).
10				(x)	Telecommunications monopole, pursuant to Section 5-
11				<b>(</b> )	618(B)(1).
12				(xi)	Telecommunications monopole, pursuant to Section 5-
13					<u>618(B)(2).</u>
14				(xii)	Utility substation, dedicated.
15				(xiii)	Utility transmission lines, overhead (excluding
16				(71111)	connections of lines from existing overhead public utility
17					transmission lines to individual uses).
18					
19				(xiv)	Water pumping station.
20				( )	
21				(xv)	Water supply system, communal.
22				(111)	Tracel supply system, communa.
23			(b)	Specia	al Exception Use. The following uses are permitted within
24			(4)		non Open Space with Special Exception approval pursuant to
25					on 6-1300 and are subject to the Additional Regulations for
26					fic Uses in Section 5-600 as referenced.
27					
28				(ii)	Active recreation space.
29				(ii)	Telecommunications tower, pursuant to Section 5-
30				. ,	618(C)(2).
31		(6)	Setb	ack.	
32			(a)	Setba	ck. No structure shall be located within one hundred (100)
33				feet fr	com the right of way of any arterial road; seventy five (75)
34				feet fr	rom the right of way of any collector road; or thirty five
35				(35)	feet from any other road right of way, private access
36				easem	ent, and/or prescriptive easement.
37			(1.)	Danim	- stan Catha ale Davidantial devallings within the subdivision
38			(b)		neter Setback. Residential dwellings within the subdivision,
39 40					ling the Rural Economy Lot, shall be set back a minimum of set from any lot line adjoining parcels not located within the
40 41					r subdivision.
41 42				Clusic	1 SUUCITIONII.
43		(7)	Yar	ds.	
	Section 2-100 AR-1				July 18, 2006 with September 6, 2006  Board of Supervisors changes

1		(a)	From	nt. 35 feet minimum.	
2		(a)	Trone. 33 feet minimum.		
3		(b)	Side. 15 feet minimum.		
5		(c)	Rear. 35 feet minimum.		
6 7	(8)	<u>Buil</u>	ding ]	Requirements.	
8		(-)	m9	The Thirty Co. (25) for the state of the sta	
9		(a)		ding Height. Thirty five (35) feet maximum, excluding cultural, horticultural, and animal husbandry structures.	
11	(0)	¥ 1441	:457 D 2	acrimomenta	
12 13	(9)	<u>Om</u>	ity Kt	equirements.	
14		(a)	Wat	ter. All lots shall be served by either:	
15			(i)	Individual water systems, located on the lot served, or	
16			(ii)	Communal water system, located within Common Open	
17				Space, with maintenance to be provided pursuant to Section	
18				<u>2-103(C)(10).</u>	
19 20		(b)	Sax	er. All lots shall be served by either:	
		(0)			
21			(i)	Individual sewage disposal systems, located on the lot	
22 23				served or in Common Open Space. A maximum of seventy percent (70%) of the lots may have primary and/or reserve	
24				septic fields within common open space. The record plat	
25				shall identify the location of all septic fields and shall	
26				assign them to lots. or	
27			(ii)	Communal sewage disposal system that shall be located	
28				within Common Open Space with maintenance to be	
29				provided pursuant to Section 2-103(C)(10).	
30	(10)	Mas		and of Water and/or Covers Dismosal Systems	
31 32	(10)	(a)		nnce of Water and/or Sewage Disposal Systems.    Vidual Systems.	
33		(a)		vidual Sewage Disposal Systems shall be the responsibility	
34				ne owner of the lot the system serves.	
35		<i>(</i> 1.)		•	
36	ı	(b)		mmunal. If the development is served by a communal water	
37 38				or sewage disposal system, such systems shall be operated maintained by LCSA, in accord with all LCSA adopted	
39				cies. If LCSA policies preclude maintenance by LCSA, then	
40				HOA shall contract with a public water or sewer	
41				stewater) utility as defined in Chapter 10.1 or 10.2 of Title 56	
42				ne Code of Virginia. An access easement shall be provided	
<b>4</b> 3				he entity maintaining the system. All costs of operation and	
44				ntenance of such communal systems shall be borne as a	
45			com	mon expense by the owners of the lots served	
	Section 2-100 AR-1			July 18, 2006 with September 6, 2006  Board of Supervisors changes	

1							
2		(	11)	Lot Access.			
3 4 5				(a) Access to individual lots or common open space may be provided by a private access easement which shall comply with the requirements of the Facilities Standards Manual.			
6 7 8				(b) Private access easements may serve as frontage in lieu of public road frontage for up to 25 lots per easement.			
9 10 11				(c) The plat of subdivision shall contain a note detailing the maintenance provisions of the private access easement.			
12 13 14		(	12)	Fire Protection. The development shall satisfy the fire protection standards set forth in the Facilities Standards Manual.			
15	2-104	Hor	ienwr	ers' Association and Responsibilities.			
16	2 10-1	$\frac{AOII}{(A)}$		e subdivision contains any of the common areas of improvements listed			
17		()		w, the development shall have an incorporated Homeowners'			
18				ociation ("HOA"). The HOA shall have the responsibility to maintain			
19				ollowing areas or improvements:			
20 21 22			(1)	Common open space areas within the development that are not part of an individual lot;			
23			(2)	Lot(s), if owned by the HOA;			
24 25 26 27			(3)	Private roads, if any, within or serving the development, except as provided in Section 2-104(C);			
27 28 29 30			(4)	Communal water and/or sewage disposal systems, except as provided in Section 2-104(D);			
31 32			(5)	Any stormwater management facilities or areas;			
33 34			(6)	Fire protection pond(s), dry mains, or other improvements;			
35 36 37			(7)	Such other common facilities or improvements as may be designated in the bylaws of the HOA.			
38 39 40		(B)		abership in the HOA shall be required for all purchasers of lots in the ivision and their successors in title.			
41 42 43 44		(C)	com ease	withstanding the requirements of Section 2-104(A) above, if the only mon element is the private roads or easements, then such private roads or ments shall either be maintained by an HOA or pursuant to a private road tenance agreement. If such roads are to be maintained pursuant to a			

1			private road maintenance agreement, then the terms thereof shall be included
2			on each record plat of subdivision for the development.
3		<b>(T)</b>	
4		(D)	Notwithstanding the requirements of Section 2-104(A) above, communal
5			water or sewage disposal systems may be maintained by LCSA or a public
6			water or sewer (wastewater) utility as defined in Chapter 10.1 or 10.2 of
7			<u>Title 56 of the Code of Virginia.</u>
8		(E)	Drive to approval of a record plat of subdivision for the alvators
9		(E)	Prior to approval of a record plat of subdivision for the cluster:
10			(1) If an HOA is to be established, the landowner shall submit documents
11			for the creation of the HOA to the County for review and approval,
12			including its bylaws, and all documents governing ownership,
13			maintenance, and use restrictions for common areas, including a legal
14			description of such areas and a description of restrictions placed upon
15			the use and enjoyment of the land;
16			(2) If a communal water and/or sewage disposal system is to be
17			maintained by a third party, a minimum two year maintenance contract
18			is to be submitted for review by the County.
19			
20			(3) If the subdivision is served by private roads and there is no HOA for
21			the subdivision, the developer shall submit a private road maintenance
22 23			agreement to the County for review and approval.
23			
24	2-105		ognizing Protection by Right to Farm Act. Record plats and deeds
25			prized pursuant to this section shall include a statement that agricultural
26			ations enjoy the protection of the Right to Farm Act (Va. Code Section 3.1-
27		<u> </u>	8 et seq.).
28	2 106	Trusta	ting I ata of Dagond
29 30	2-100	LXIS	ting Lots of Record.
31		(A)	Lots existing as of (insert date of ordinance adoption) shall be permitted
32		()	the uses identified in Table 2-102: AR-1 Agricultural Rural-1 District Use
33			Table and shall follow the lot and building requirements for the Base
34			Density Division option as identified in Section 2-103(A).
35			
36	1	(B)	Hamlet Lots. For lots recorded prior to (insert date of ordinance adoption)
37			and developed under a hamlet subdivision, in accordance with the zoning
38			ordinance in effect at the time of subdivision, such lots shall follow the
39			requirements in effect as of the date the lots were recorded.
40			
41			
12			

#### Section 2-200 AR-2 Agricultural Rural-2

2	2-201	Purpose and Intent.	The purpose and intent of the AR-2 district is to:
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- Support the primary use of land for rural economy uses consistent with the pattern of rural and agricultural land uses in the district, including sustaining and nurturing the economically significant equine industry.
  - (B) Allow residential uses secondarily in a form that is at densities consistent with the general open and rural character of the rural economy uses, and consistent with the land use patterns in the district, which are marked by very low density and large parcels relative to the other portions of the County.
  - (C) Allow for a broad range of rural economy uses, including traditional and new agricultural uses (agriculture, horticulture and animal husbandry), agriculture support and basic services directly associated with on-going agricultural activities, and other low-impact non-rural uses that can be developed in ways that are that are consistent with the rural character of the AR-2 District rural economy uses through mitigation or other standards.
  - (D) Recognize the County's tourism industry is interconnected with the rural economy and rural economy uses in the district by allowing for tourism uses related to traditional and new agricultural uses, conference and training center uses, and rural activity and special event uses for tourists related to the traditional and new agricultural uses.
  - (E) Promote consistency between Ensure that residential development and is consistent with the open character of the rural economy uses through lower by requiring either very low density residential development or the clustering of residential development in ways that are harmonious with rural economy uses and that preserve the general rural character of the district.
  - (F) Ensure that development is designed and located in ways that are consistent with conservation design principles and protects and maintains primary conservation areas in ways that are consistent with the development of rural economy uses and the general rural character of the district.
  - (G) Ensure that the rural economy uses are compatible with any existing permitted residential development.
  - **2-202 Use Regulations.** Table 2-202 summarizes the principal use regulations of the AR-2 district.
- (A) (B) Organization of Use Table. Table 2-202 organizes the uses in the AR-2 district by Use Classifications, Use Categories and Use Types.



1	(1)	Use Classifications. The Use Classifications are: agricultural uses;					
2		residential uses; public and institutional uses; commercial uses; and					
3		industrial uses. The Use Classifications provide a systematic basis for					
4		assigning present and future land uses into broad general					
5		classifications (e.g., agricultural uses and residential uses). The Use					
6		Classifications then organize land uses and activities into general "Use					
7		Categories" and specific "Use Types" based on common functional,					
8		product, or physical characteristics, such as the type and amount of					
9		activity, the type of customers or residents, how goods or services are					
10		sold or delivered, and site conditions.					
1	(2)	Use Categories. The Use Categories describe the major sub-groups of					
12		the Use Classification, based on common characteristics (e.g., the					
13		residential Use Classification is divided into two major Use					
14		Categories: Household Living and Group Living). Principal uses are					
15		identified in defining the Use Category. They are principal uses that					
16		most closely share the common characteristics that are key to the Use					
17		Category.					
18	(3)	Use Types. The Use Categories are then divided into specific Use					
19		Types. The specific Use Types are included in the respective Use					
20		Category. They identify the specific uses that are considered to fall					
21		within characteristics identified in the Use Category. For example,					
22		single family detached dwellings, multi-family dwellings and town					
23		houses are Use Types in the Household Living Use Category.					
24	(B) <del>(C)</del> -Use C	Categories and Use Types Defined. All the Use Categories and Use					
25	Types	Types listed in Table 2-202 are defined in Article VIII (Definitions).					
26	(C) <del>(D)</del> Perm	nitted and Special Exception Uses. A "P" in the column identified					
27	"AR-	2" indicates that a Use Category or specific Use Type is permitted as a					
28	matte	er of right (as a permitted use) in the AR-2 district, subject to compliance					
29		with all applicable standards and regulations in this Ordinance and all other					
30		ty ordinances. An "S" indicates that a Use Type is allowed in the AR-2					
31		ct as a special exception in accordance with the procedures and					
32		ards of Section 6-1300. An "M" indicates that a Use Type is allowed in					
33		AR-2 district as a minor special exception in accordance with the					
34	•	edures and standards of Section 6-1300. In some instances, and based on					
35		Additional Regulations for Specific Uses (Section 5-600), a Use Type					
36		be permitted as a matter of right under certain conditions or allowed as a					
37	<b>A</b>	al exception or minor special exception under other conditions. In those					
38	instai	nces, it is identified as "P/S" or "P/M," as appropriate.					
39	(D) <del>(E)</del> —Refe	rence to General Use Category. References to "General Use Category"					
10		r the Use Type column mean all of the uses in the Use Category are					
<b>4</b> 1	allow	allowed. The Use Category is defined in Article VIII. Where specific Use					

Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.

- (E)(F)—Additional Regulations for Specific Uses. References to sections in the final column of Table 2-202 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the "Additional Regulations for Specific Uses" in Section 5-600.
- (F) Minimum Lot Size Requirements. Each principal permitted use shall meet the minimum acreage requirement, where specified in the "Additional Regulations for Specific Uses" in Section 5-600, for that use. Where two or more principal uses are located on one parcel, the parcel size shall be the larger of the two or more uses requirements, and not the sum of all minimum lot sizes.

TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION									
USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL EGULATIONS FOR SPECIFIC USES						
AGRICULTURAL US	AGRICULTURAL USES								
Agriculture	General Use Category	P	Section 5-626						
Horticulture	General Use Category	P	Section 5-626						
Animal Husbandry	General Use Category	P	Section 5-626						
Agriculture Support and Services	Agricultural processing	P	Section 5-627						
Directly Related to On-going	Agri-education	P	Section 5-627						
Agriculture, Horticulture and Animal Husbandry	Animal care business	P	Section 5-627						
Activity, On-Site	Agritainment	P	Section 5-627						
	Commercial winery with 20,000 square feet or less	P	Section 5-625						
	Commercial winery, over 20,000 square feet	S	Section 5-625						
	Custom operators	P	Section 5-627						
	Direct market business for sale of products produced on-site - including but not limited to PYO (pick-your-own)	Р	Section 5-627						

# TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION							
USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL EGULATIONS FOR SPECIFIC USES				
	Equestrian facilities	P	Section 5-627				
	Farm based tourism	Р	Section 5-628				
	Farm co-ops	Р	Section 5-627				
	Farm machinery repair	P	Section 5-627				
	Farm markets	P	Section 5-603				
	Feedlot (for on-going, on-site animal husbandry activities)	P	Section 5-627				
	Nursery, commercial	S	Section 5-605				
	Nursery, production	P	Section 5-605				
	Pet farms	P	Section 5-627				
	Restaurant	P	Section 5-627				
	Sawmill	S	Section 5-629				
	Stables	Р .	Section 5-627				
	Veterinary services	P					
	Virginia Farm Winery	P					
	Wayside stand	P	Section 5-604				
	Wetlands mitigation bank	Р	Section 5-627				
Agriculture Support and Services Not Directly Associated with On-Site Agricultural Activity	Agricultural research facility	P	Section 5-644				
	Animal care businesses	P	Section 5-630				
	Central farm distribution hub for agricultural products	Р	Section 5-630				
	Commercial winery, with 20,000 square feet or less	P	Section 5-625				
	Commercial winery, over 20,000 square feet	S	Section 5-625				

## TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL EGULATIONS FOR SPECIFIC USES
	Equestrian facility	Р	Section 5-630
	Equestrian facility, on lots of less than 50 acres or without frontage on state maintained road	М	Section 5-630
	Farm machinery repair	P	Section 5-630
	Farm machinery sales, rental and service	Р	Section 5-615
	Mill feed and farm supply center	P	Section 5-630
	Nursery, commercial	S	Section 5-605
	Stable, neighborhood, on lots of 25 acres or more, or frontage on state maintained road	P	Section 5-630
	Stable, neighborhood, on lots of less than 25 acres or without frontage on state maintained road	M	Section 5-630
	Stable, private	P	Section 5-630
	Animal hospital	· P	Section 5-631
Animal Services	Kennel	S M	Section 5-606
	Kennel, Indoor	M <del>-P</del>	Section 5-606
	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Caretaker's residence (accessory to single family detached dwelling)	₽	
Household Living	Dwelling, single-family detached, including manufactured housing	P	May subdivide property in accordance with Section 2-203 Development Options. May use AR District Cluster Option. See Sections 2-204 and 5-703.
	Guest house (accessory to single family detached dwelling)	₽	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Portable Dwelling/Trailer Construction	P	
Group Living	Co-housing	P	

#### **TABLE 2-202:** AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION USD AR-2 ADDITIONAL EGULATIONS OSIDINARD CATEGORY DISTRICT FOR SPECIFIC USES P/S Section 5-656 Convent or monastery Dormitory, seasonal labor M Section 5-632 Rooming house P Tenant dwelling ₽ Section 5 602 Tenant dwelling, seasonal labor ₽ Section 5 602(C) PUBLIC AND INSTITUTIONAL USES Aviation S Section 5-633 Airport/landing strip P Child care home Section 5-609(A) Day Care Facilities S Child or adult day care center Section 5-609(B) S Agricultural cultural center Section 5-634 Cultural and S Fairground Section 5-635 Government **Facilities** Structures or uses for local S government purposes not otherwise listed School (elementary, middle, or S high) Education Vocational school S Park and Open Arboretum P Section 5-636 Space Botanical garden or nature study P Section 5-636 area S Section 5-637 Cemetery S Mausoleum Section 5-637 S Crematorium Section 5-637 Community, neighborhood, or regional P park, passive recreational uses

# TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL EGULATIONS FOR SPECIFIC USES	
	Community, neighborhood, or regional park, active recreational uses	S		
- 111 C 0.	Fire and/or rescue station	P	Section 5-638	
Public Safety	Police station or substation	P	Section 5-638	
	Church, synagogue, temple or mosque, with seating capacity of 300 or less seats in sanctuary or main activity area	P	Section 5-639	
Religious Assembly	Church, synagogue, temple or mosque, with seating capacity of more than 300 in sanctuary or main activity area, or accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639	
	General Use Category	Р	Recycling drop-off collection center, public: Section 5-607 Utility substation, transmission: Section 5-616(A) Utility substation, distribution: Section 5-616(B)	
	Municipal drinking water supply reservoir	P		
	Sewage Treatment Plant	S	Section 5-621	
Utility	Sewer Pumping Station	Р	Section 5-621	
	Water Storage Tank	S	Section 5-621	
1	Water Treatment Plant	S	Section 5-621	
	Water Pumping Station	P	Section 5-621	
	Utility transmission lines, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103(D)	

# TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION

P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION							
USE CATEGORY	USE TYPE	AR-2 DISTRICT	ADDITIONAL EGULATIONS FOR SPECIFIC USES				
	Conference and training centers	M	Section 5-640				
Conference and	Rural agricultural corporate retreat	P	Section 5-619				
Training Centers	Rural Resort	<u>P/M</u>	Section 5-601 <del>(D)</del> (C)				
	Rural Retreat	₽ <u>/M</u>	Section 5-601 <del>(D)</del> (C)				
	Teahouse; coffeehouse	P	Section 5-641				
Food and Beverage	Banquet facility	M	Section 5-642				
	Restaurant	M	Section 5-643				
Office	Educational or research facilities use related to the agriculture, horticulture and animal husbandry uses in the district	М	Section 5-644				
	Camp, day and boarding, with 30 or fewer campers	P	Section 5-645				
	Camp, day and boarding, with more than 30 campers	М	Section 5-645				
	Campground	М -	Section 5-646				
	Country Club	<u>S</u>	<u>Section 5-660</u>				
Recreation and	Cross country ski business	P	Section 5-647				
Entertainment	Eco-tourism	P	Section 5-647				
	Golf course	S	Section 5-648				
	Outdoor amphitheater	S	Section 5-649				
	Private club or lodge	<u>s</u>					
	Rural recreational establishment, outdoor	P					
Retail Sales and Service	Antique shop	P	Section 5-650				
	Art gallery or art studio	P	Section 5-650				

#### TABLE 2-202: AR-2 AGRICULTURAL RURAL-2 DISTRICT USE TABLE P = PERMITTED S = SPECIAL EXCEPTION M=MINOR SPECIAL EXCEPTION USB AR-2 ADDITIONAL EGULATIONS OSPITATED **CATEGORY** DISTRICT FOR SPECIFIC USES Auction house S Section 5-651 S Section 5-650 Craft shop Small business P/M Section 5-614 Bed and breakfast, home stay ₽/М Section-5-601(A) Bed and breakfast inn P/M Visitor Section 5-601(B)-(A) Accommodation Country inn P/M Section 5-601(C)-(B) Guest farm or ranch leasing up to P 20 guest rooms INDUSTRIAL USES Radio and/or television tower S Section 5-618 Telecommunications antenna P Section 5-618(A) Telecommunication Use and/or P Telecommunications monopole Section 5-618(B)(1)Structure S Telecommunications monopole Section 5-618(B)(2) Telecommunications S Section 5-618(C)(2) transmission tower (Grant of a special exception does not Yard waste and/or Vegetative avoid requirements of Chapter 1080, waste management compost SM Codified Ordinances of Loudoun County, facility or any other applicable law.) (Grant of a special exception does not Waste-Related Uses avoid requirements of Chapter 1080, Yard waste composting facility <u>S</u> Codified Ordinances of Loudoun County, or any other applicable law.) Stockpiling of dirt S Section 5-657

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2-203 Lot and Building Requirements. Table 2 203 identifies the lot and building requirements that apply to all development in the AR 2 district, except land developed under the AR 2 Cluster Option pursuant to Section 2 204 and Section 5 703, or unless the performance standards in Section 5 600 (Additional Regulations for Specific Uses) specify different requirements.

TABLE 2-203					
AR 2 LOT AND BUILDING REQUIREMENTS					
	(EXCEPT DEVELOPMENT UNDER AR DISTRICT CLUSTER OPTION)				
Minimum Lot Size	<del>50 acres</del>				
Minimum Lot Width	200 feet on paved roads; 50 feet on unpaved roads				
Minimum Yards	No building shall be located within 25 feet of any property line nor				
	within 100 feet from the right of way of any arterial road, 75 feet from the right of way of any collector road, and 35 feet from any other road				
	right of way, private access easement, and any prescriptive easement.				
Maximum Lot-Coverage	8% maximum, based on gross acreage				
Maximum Building Height	35 feet. No restriction for buildings used exclusively for agriculture.				
waximum bunding meight	horticulture and animal husbandry.				
Lot Access	Access to individual lot provided by privately owned and maintained				
LIOUTICEUSS	travelway which shall either be:				
	traverway which shall ethics be:				
	-O A private access easement that complies with the				
	requirements of Chapter 4: Transportation of the				
	-Facilities Standards Manual; or				
	-O A private lane that:				
	- Is within a 24' private easement;				
	■ Is at least 12' in width;				
	■ If paved, is 2" over a 4" base;				
	■ If gravel is 6"; and				
	Has a maximum grade of 10% with a minimum 30'				
	centerline curve radius.				
	<ul> <li>Private access easement or private lane may serve as frontage</li> </ul>				
	in lieu of public road frontage up to 25 lots.				
	Plat of division shall contain a note and provide for maintenance of				
	private access easement or private lane.				

2-204 AR-2 Cluster Option. At the option of the landowner, lands in the AR 2 district may be developed pursuant to the procedures and requirements of the AR District Cluster Option (Section 5 703).

#### 2-205 Utility Requirements.

- Water. Development shall be served either by individual wells or communal water supply systems. Individual wells or communal water supply systems may be located within the Rural Economy Conservation Lands consistent with the standards of Section 6 2005.
- 9 (B) Wastewater. Development shall be served either by communal sewer systems or by septic systems. Communal sewer systems or septic systems 11 may be located within the Rural Economy Conservation Lands consistent with the standards of Section 6 2005.

2

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1	<u>2-203</u>	Dev	elopr	nent	Options. Land within the AR-2 zoning district may be subdivided		
2		<u>unde</u>	under one of the three development options identified below. Nothing in this section				
3		shal	shall preclude the opportunity for a property owner to file for a Family Subdivision in				
4		acco	rdano	e wi	th the requirements of the Land Subdivision and Development		
5		Ordinance.					
6		(A)	Bas	e De	nsity Division Option. A Base Density Division meeting the		
7			<u>foll</u>	owing	standards and criteria may be permitted in accordance with the		
8			proc	edure	s outlined in the Land Subdivision and Development Ordinance		
9				SDO) for such division:			
10			(1)	Lot Yield. Under the Base Density Division Option, the maximum lot			
11				yield	d shall be one lot per 40 acres.		
12			(2)	Per	mitted Uses. The uses permitted on lots developed in accordance with		
13				the	Base Density Division Option are identified in Table 2-202 and are		
14				<u>subj</u>	ect to the Additional Regulations for Specific Uses of Section 5-600.		
15			(3)	Lot	and Building Requirements.		
16				(a)	Minimum Lot Size. 40 acres.		
17				(b)	Minimum Lot Width. 175 feet.		
18				(c)	Minimum Yards. No structure shall be located within 25 feet of		
19				` '	any property line or within 100 feet from the right-of-way of any		
20					arterial road; 75 feet from the right-of-way of any collector road; or		
21					35 feet from any other road right-of-way, private access easement,		
22					and/or any prescriptive easement.		
23				(d)	Maximum Lot Coverage. 11%.		
24				(e)	Maximum Building Height. 35 feet, excluding agricultural,		
25				( )	horticultural, and animal husbandry structures.		
26			(4)	Crea	ation of Lots.		
27				(a)	Request. Requests for creation of lots by plat of division in the AR-		
28					2 District shall be submitted to the Director of the Department of		
29					Building and Development (or designee) for review and approval in		
30					accordance with "AR-2 and AR-1 Divisions" of the Land		
31					Subdivision and Development Ordinance.		
32				(b)	Public Road Frontage. No such lot shall be created fronting on a		
33					public road unless the publicly dedicated width of such road along		
34					the entire frontage of the newly created lot, measured from the		
35					centerline of the road to the property line of the lot, satisfies the		
36					criteria of the Virginia Department of Transportation (VDOT).		
37							

1 2			(c)	<u>Utility Requirements.</u> Each lot shall have an on-site water supply and individual sewage disposal.
3		(5)	Lot.	Access.
4 5 6			(a)	Access to individual lots may be provided by a private access easement that complies with the requirements of the Facilities Standards Manual.
7 8			(b)	A private access easement may serve as frontage in-lieu of public road frontage for up to 7 lots.
9 10			(c)	The plat of division shall contain a note detailing the provisions for the maintenance of the private access easement.
11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27	(B)	Subdicalcu The n The n Prince Lots cestabl The permit for ea Prince Arince achiev Optio	ivisic lated naxin Princ ipal I create lishes creat itted, ach Sipal I ipal/S ve a on, w	Subordinate Subdivision Option: The Principal/Subordinate on Option is a subdivision of land in which a maximum lot yield is for an Originating Tract based on the gross acreage of such tract. The number of subdivision Option results in the creation of one Lot, and one or more Subordinate Lots. The number of Subordinate ed is subtracted from the maximum lot yield and the resulting number of the remaining number of lots, which is assigned to the Principal Lot. Sion of subsequent Subordinate Lots from the Principal Lot is with the number of lots assigned to the Principal Lot reduced by one Subordinate Lot created. Once the number of lots assigned to the Country of lots assigned to the Country of lots assigned to the Subordinate Lot created. Once the number of lots assigned to the Country of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is with the number of lots assigned to the Principal Lot is
28		use.		
29		(1)	Gene	eral Requirements.
30 31		·	(a)	General. A landowner may exercise this option on a site consisting of a minimum of 40 acres prior to development.  Let Viold. The maximum laterial development and the later and the lat
32 33			<u>(b)</u>	Lot Yield. The maximum lot yield shall be 1 lot per 20 acres.
34		(2)	Char	acteristics of Principal/Subordinate Subdivision Option.
35 36 37		,	(a)	The lot yield of a Principal/Subordinate Subdivision shall be calculated from the Originating Tract of land in existence at the time the first Principal/Subordinate Subdivision is created.
38 39 40		ı	(b)	Once a Principal/Subordinate Subdivision is created, the number of lots assigned to the subdivision shall not be altered.

1			·
2		(c)	The lot yield of the Originating Tract shall be calculated with each
3		` ,	preliminary and/or record plat. At the time of the first subdivision,
4			the number of Subordinate Lots created is subtracted from the
5			number of lots calculated for the Originating Tract and the remaining
6			number of lots is then assigned to the Principal Lot. Each
7			subsequently created Subordinate Lot is subtracted from the number
8			of lots assigned to the Principal Lot and shall reduce the number of
9			lots assigned to the Principal Lot by one (1) for each lot.
10			
11		(d)	A Principal Lot may be further subdivided, provided the minimum
12		• •	requirements of the Zoning Ordinance and Land Development and
13			Subdivision Ordinance (LSDO) are met. Once the number of lots
14			assigned to the Principal Lot is reduced to one, the Principal Lot may
15			no longer be subdivided.
16			
17		(e)	Subordinate Lots shall not be further subdivided. The record plat
18			and initial deed of conveyance after establishment of a subdivision
19			lot under the Principal/ Subordinate Subdivision Option shall contain
20			a statement to this effect.
21			
22		(f)	A subdivision of one or more lots may occur at one time or in a
23			series of subdivisions up to the maximum lot yield calculated for the
24			Originating Tract.
25			
26		(g)	Any subdivision record plat for a Principal/Subordinate Subdivision
27			shall contain a tabulation of density showing, in addition to all Land
28			Subdivision and Development Ordinance (LSDO) requirements, the
29			lot yield originally calculated for the Originating Tract, all prior
30			subdivisions from the Originating Tract and each resulting Principal
31			Lot and number of lots created pursuant to such subdivisions.
32		<i>a</i> .	
33		(h)	The Principal Lot shall be clearly labeled on each record plat.
34		<i>(</i> ')	E. 1 D' .' 1/0 1 . ' 0 1 ! ' 1 !!
35		(i)	Each Principal/Subordinate Subdivision shall contain at least one
36	1		Rural Economy Lot of a minimum of 25 acres in size.
37	(2)	D	
38	(3)	Peri	nitted Uses.
39		(a)	Principal and Subordinate Lots. The uses permitted on lots
40			developed in accordance with the Principal/Subordinate
41			Development Option are identified in Table 2-202 and are subject to
42			the Additional Regulations for Specific Uses of Section 5-600.
43			
44	(4)		and Building Requirements. The Lot and Building Requirements
45		for o	development under the Principal/Subordinate Subdivision Option are

1		ident	ified below, except where the performance standards in Section 5-600
2			itional Regulations for Specific Uses) specify different requirements
3		for a	particular use.
4			
5		(a)	Minimum Lot Size. 80,000 square feet, exclusive of major
6		` /	floodplain. At least one lot in the development shall be a Rural
7			Economy Lot with a minimum of 25 acres.
8			
9		(b)	Minimum Lot Width. 175 feet.
10			
11		(c)	Maximum Length/Width Ratio. 3:1.
12			
13		(d)	Minimum Yards. No structure shall be located within 25 feet of
14			any property line or within 100 feet from the right-of-way of any
15			arterial road, 75 feet from the right-of-way of any collector road, and
16			35 feet from any other road right-of-way, private access easement,
17			and/or any prescriptive easement.
18			
19		(e)	Maximum Lot Coverage. 15% maximum.
20			
21		(f)	Building Height. 35 feet maximum, excluding agricultural,
22			horticultural, and animal husbandry structures.
23	(5)	Land	Iscaping/Buffering. Notwithstanding the requirements of Section 5-
24	(-)		, required buffers may be provided on either the Principal and/or
25			rdinate lots.
		W7.414.	
26	(6)	<u>Utilit</u>	ty Requirements.
27		(a)	Water. All lots shall be served by individual water supply systems
28			located on the lot.
29			
30		(b)	Sewer. All lots shall be served by individual sewage disposal
31		(-)	systems located on the lot.
32			
33	(7)	Fire	Protection. The development shall satisfy the fire protection
34	(,,		ards set forth in the Facilities Standards Manual.
J-1		Stand	and bet form in the ruemines Standards Francas.
35	(8)	Lot A	Access.
36		<u>(a)</u>	Access to individual lots may be provided by a private access
37			easement that complies with the requirements of Chapter 4:
38			Transportation, of the Facilities Standards Manual.
39		(b)	A private access easement may serve as frontage in lieu of public
40		, ,	road frontage up to 25 lots per easement.

1			(c)	The record plat of subdivision shall contain a note detailing the		
2				provisions for the maintenance of the private access easement.		
3 4 5	(C)	subc	livisic	Subdivision Option. The Cluster Subdivision Option allows for the on of a tract of land with a more compact residential design plus one or		
6				rge lots suitable for rural economy uses and/or common open space.		
7		Con	ımuna	al water and sewer systems may be used for such developments.		
8		(1)	<u>Gen</u>	eral Requirements.		
9 10			(a)	General. A landowner may exercise this option on a site consisting of a minimum of 40 acres prior to development.		
11 12			(b)	Lot Yield. The maximum lot yield shall be 1 lot per 20 15 acres.		
13 14		(2)	Cha	racteristics of Cluster Subdivision Option.		
15			(a)	Depending on the tract size the cluster subdivision may include one		
16				or more Rural Cluster Lots and at least one Rural Economy Lot and		
17				may include Common Open Space.		
18			(b)	The lot yield of the cluster subdivision shall be calculated from the		
19 20			(b)	gross acreage for the tract of land from which the subdivision is		
21				created.		
22 23			(c)	All lots within the cluster subdivision shall be created at one time.		
24						
25			(d)	The lots created by cluster subdivision shall not be further		
26				subdivided.		
27						
28			(e)	A Homeowners' Association is required for any subdivision with		
29				common elements as described in Section 2-204.		
30 31			(f)	Each preliminary and record plat for a cluster subdivision shall		
32			(1)	contain a tabulation of lot yield for the cluster subdivision.		
				domain a tabulation of for field for the orables subdivision.		
33 34			(g)	The perimeter setback required in Section 2-203(C)(6) shall be		
35			(5)	indicated and clearly labeled on each preliminary and record plat.		
36				indicated that clearly labored on each prominary and record place		
37			(h)	A minimum of 70% of the gross land area of the development shall		
38			` '	be comprised of a Rural Economy Lot(s) or a combination of a Rural		
39				Economy Lot(s) and common open space.		
40		4-:	_			
41		(3)		standards for Rural Cluster Lot(s). The site layout of the		
42			prop	posed development shall occur during preliminary subdivision plat		

1 2		iew. Development of the cluster option shall comply with all of the owing standards in addition to the requirements of the LSDO:			
3	(a)	Number of Lots in Cluster(s). Lots shall be grouped in clusters			
4	` '	consisting of a minimum of 5 lots and a maximum of 25 lots, except			
5		that a cluster may consist of fewer than 5 lots if any one of the			
6		following applies:			
7		tonowing applies.			
8		(i) There will be fewer than 5 lots in the entire subdivision.			
9		(ii) In the AR-2 district, the area of the site is less than 100 acres.			
0		(iii) It is demonstrated that a cluster of fewer than 5 lots will result			
1		in less disturbance of land within the Mountainside			
2		Development Overlay District (MDOD), Floodplain Overlay			
13		District (FOD) lands, and/or land containing steep slopes			
4		and/or wetlands.			
5					
16	(b)	Number of Clusters. Multiple groupings of Rural Cluster Lots shall			
17	` ,	be required where the total number of lots on a site is greater than			
8		25. A single grouping of Rural Cluster Lots shall contain all the lots			
9		where the total number of lots on a site is 25 or fewer, except that			
20		=			
		multiple clusters may be allowed where it is demonstrated that multiple clusters will result in less disturbance of land within the			
21		•			
22		Mountainside Development Overlay District (MDOD), Floodplain			
22 23 24		Overlay District (FOD) lands, and/or land containing steep slopes and/or wetlands.			
25					
26	(c)	Distance Between Clusters. If more than one grouping of cluster			
27	(0)	lots is to be created from a parcel, a minimum of 500 feet shall			
28		separate the lot lines of the outer boundaries of each grouping of			
29		cluster lots (exclusive of common open space and lots 25 acres or			
30		greater).			
31					
32	(d)	Minimum Lot Size.			
33					
34		(i) On-site Water and Wastewater. 40,000 sq. ft., exclusive of			
35		major flood plain.			
36					
37		(ii) Off-site Wastewater, On-site Water. 20,000 sq. ft., exclusive			
38		of major flood plain.			
39		of major flood prant.			
10		(iii) Off-site Water and Off-Site Wastewater. No minimum lot			
 11		size.			
12		<u> </u>			
	(e)	Maximum Lot Size. 175 feet.			
13 14	(e)	waximum Lot Size. 1/3 leet.			
<del>14</del> <del>1</del> 5	(f)	Maximum Lot Coverage.			
- <del>-</del>	(-)	The state of the s			

1			(C) Y ( ) (I) (I) (I) (I) (I) (I) (I) (I) (I)	
2		(i) Lots less than 40,000 sq. ft.: 8%.		
3		(ii) Lots 40,000 sq. ft. – 4 acres: 15%.		
4		(m)	Downitted Head on Late. The year allowed on late are identified in	
5		(g)	Permitted Uses on Lots. The uses allowed on lots are identified in Table 2-202 and are subject to the Additional Regulations for	
6 7			Specific Uses in Section 5-600.	
8			Specific Oses in Section 5-000.	
9	(4)	Late	standards for Rural Economy Lots. Each cluster subdivision shall	
10	(7)		ain at least one Rural Economy Lot that shall meet the following	
11			lards:	
		btuile	AUL CO.	
12		(a)	Minimum Lot Size. 25 acres.	
13				
14		(b)	Maximum Lot Coverage. 8%.	
15				
16		(c)	Minimum Lot Width. 175 feet.	
17				
18		(d)	Maximum Length/Width Ratio. 3:1.	
19				
20		(e)	Permitted Uses on Lots. The uses allowed on lots are identified in	
21			Table 2-202, subject to the Additional Regulations for Specific Uses	
22			in Section 5-600.	
23				
24	(5)	Com	mon Onen Space Use. I and that is neither part of a building lot nor a	
24 25	(5)		right-of-way shall be placed in common open space and shall be	
25	(5)	road	right-of-way shall be placed in common open space and shall be	
25 26	(5)	road main	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204.	
25 26 27	(5)	road main Com	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Imon Open Space shall be designed to constitute a contiguous and	
25 26 27 28	(5)	road main Com cohes	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common	
25 26 27	(5)	road main Com cohe	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Imon Open Space shall be designed to constitute a contiguous and	
25 26 27 28 29	(5)	road main Com cohe Oper regul	right-of-way shall be placed in common open space and shall be tained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common of Space has no minimum or maximum lot size and no lot width	
25 26 27 28 29 30	(5)	road main Com cohe Oper regul	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common on Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot	
25 26 27 28 29 30	(5)	road main Com cohe Oper regul	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common on Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot	
25 26 27 28 29 30 31 32	(5)	road main Com cohes Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common of Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.	
25 26 27 28 29 30 31 32 33 34 35	(5)	road main Com cohes Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common of Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are	
25 26 27 28 29 30 31 32 33 34 35 36	(5)	road main Com cohes Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common of Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:	
25 26 27 28 29 30 31 32 33 34 35 36 37	(5)	road main Com cohes Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures	
25 26 27 28 29 30 31 32 33 34 35 36 37 38	(5)	road main Com cohes Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common in Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common of Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common in Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204.  Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common a Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to Section 5-626.	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common in Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to Section 5-626.  (ii) Construction and/or sales trailer, during period of construction	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204.  Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common a Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to Section 5-626.	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common in Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to Section 5-626.  (ii) Construction and/or sales trailer, during period of construction activity.	
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	(5)	road main Com coher Oper regul yield	right-of-way shall be placed in common open space and shall be stained by a Homeowner's Association as described in Section 2-204. Immon Open Space shall be designed to constitute a contiguous and sive unit of land which may be used as described below. Common in Space has no minimum or maximum lot size and no lot width lations. Further, Common Open Space does not count against the lot lallotted to the subdivision.  Permitted Uses. Uses allowed on the Common Open Space land are listed below and are subject to the Additional Regulations for Specific Uses in Section 5-600 as referenced:  (i) Agriculture, horticulture, animal husbandry and structures accessory to such use, including, but not limited to barns and run-in sheds to house livestock or farm equipment, pursuant to Section 5-626.  (ii) Construction and/or sales trailer, during period of construction	

1					
2		(iv)	Passive open space or passive recreation, including but not		
3 4			limited to trails, picnic areas, community gardens.		
5		(v)	Sewage disposal system, communal.		
6		(*)	bowago disposar system, communar.		
7		(vi)	Sewer pumping station.		
8		` '			
9		(vii)	Stables, pursuant to Section 5-627.		
10					
11		(viii)	Stormwater management facilities for the proposed		
12			development or for a larger area in compliance with a		
13			watershed stormwater management plan.		
14		<i>,,</i> ,			
15		(ix)	Telecommunications antenna, pursuant to Section 5-618(A).		
16 17		(x)	Telecommunications monopole, pursuant to Section 5-618(B)(1).		
18		(xi)	Telecommunications monopole, pursuant to Section 5-		
19		• •	618(B)(2).		
20		(xii)	Utility substation, dedicated.		
21		(xiii)	Utility transmission lines, overhead (excluding connections		
22			of lines from existing overhead public utility transmission		
23			lines to individual uses).		
24					
25		(xiv)	Water pumping station.		
26			•		
27		(xv)	Water supply system, communal.		
28		\			
29 20	(b		al Exception Use. The following uses are permitted within		
30 31			non Open Space with Special Exception approval pursuant to n 6-1300 and are subject to the Additional Regulations for		
32			Fig. Uses in Section 5-600 as referenced.		
33		Бресп	te oses in section 5-000 as referenced.		
34		(i)	Active recreation space.		
35		·	<del>-</del>		
36		(ii)	Telecommunications tower, pursuant to Section 5-618(C)(2).		
37	(6) <b>S</b> e	etback <u>.</u>			
38	(0) <u>5</u> .		ructure shall be located within one hundred (100) feet from the		
39	(		of way of any arterial road; seventy five (75) feet from the right		
40			way of any collector road; or thirty five (35) feet from any other		
41			right of way, private access easement, and/or prescriptive		
42		easem	ent.		
43					

1		(b)	Perimeter Setback. Residential dwellings within the subdivision,		
2			including the Rural Economy Lot, shall be set back a minimum of 100		
3			feet from any lot line adjoining parcels not located within the cluster		
4 5			subdivision.		
6	(7)	<u>Yard</u>	<u>s.</u>		
7 8		(a)	Front. 35 feet minimum.		
9		(a)	Front. 33 feet minimum.		
10		(b)	Side. 15 feet minimum.		
11					
12		(c)	Rear. 35 feet minimum.		
13					
14	(8)	Build	ling Requirements.		
15	` /				
16		(a)	Building Height. Thirty five (35) feet maximum, excluding		
17		` '	agricultural, horticultural, and animal husbandry structures.		
18					
19	(9)	Utili	ty Requirements.		
20	(-)				
21		(a)	Water. All lots shall be served by either:		
22			(i) <u>Individual water systems, located on the lot served; or</u>		
23			(ii) Communal water system, located within Common Open Space,		
24			with maintenance to be provided pursuant to Section 2-		
25			<u>203(C)(10).</u>		
26					
27		(b)	Sewer. All lots shall be served by either:		
28			(i) Individual sewage disposal systems. Such system shall be		
29			located on the lot served or in common open space. A		
30			maximum of seventy percent (70%) of the lots may have		
31			primary and/or reserve septic fields within common open		
32			space. The record plat shall identify the location of all septic		
33			fields and shall assign them to lots, or		
34			(ii) Communal sewage disposal system that shall be located within		
35			Common Open Space with maintenance to be provided		
36			pursuant to Section 2-203(C)(10).		
37					
38	(10)	Main	ntenance of Water and/or Sewage Disposal Systems.		
39		(a)	Individual Systems. Maintenance of Individual Water and		
40			Individual Sewage Disposal Systems shall be the responsibility of		
41			the owner of the lot the system serves.		
42					
43		(b)	Communal. If the development is served by a communal water		
44			and/or sewage disposal system, such systems shall be operated and		
45			maintained by LCSA, in accord with all LCSA adopted policies. If		
46			LCSA policies preclude maintenance by LCSA, then the HOA shall		

1			contract with a public water or sewer (wastewater) utility as defined
2			in Chapter 10.1 or 10.2 of Title 56 of the Code of Virginia. An
3			access easement shall be provided for the entity maintaining the
4			system. All costs of operation and maintenance of such communal
5			systems shall be borne as a common expense by the owners of the
6			lots served.
7			
8		(11) Lo	t Access.
Ů		\11/ 130	
9		(a)	Access to individual lots or common open space may be provided by
10			a private access easement which shall comply with the requirements
11			of the Facilities Standards Manual.
12			
13		(b)	Private access easements may serve as frontage in lieu of public road
14		. ,	frontage for up to 25 lots per easement.
15			
16		(c)	The plat of subdivision shall contain a note detailing the
17		(•)	maintenance provisions for the private access easement.
18			mantenance provisions for the private access casement.
19		(12) Fir	e Protection. The development shall satisfy the fire protection
20			ndards set forth in the Facilities Standards Manual.
20		Star	idards set form in the Facilities Standards Mandai.
21	2-204 Hon	neowners <sup>5</sup>	Association and Responsibilities.
22	(A)		bdivision contains any of the common areas or improvements listed
23	· /		he development shall have an incorporated Homeowners' Association
24			). The HOA shall have the right and responsibility to maintain the
25			g areas or improvements:
			<u></u>
26		(1) <u>Co</u>	mmon open space areas within the development that are not part of an
27		ind	ividual lot;
28			
29		(2) <u>Lot</u>	t(s), if owned by the HOA;
30			•
31		(3) <u>Pri</u>	vate roads, if any, within or serving the development, except at
32		pro	vided in Section 2-204(C);
33		_	
34		(4) <u>Co</u>	mmunal water and/or sewage disposal systems, except as provided in
35		Sec	etion 2-204(D);
36			
37		(5) <u>An</u>	y stormwater management facilities or areas;
38			
39		(6) <u>Fir</u>	e protection pond(s), dry mains, or other improvements;
40			
41		(7) <u>Su</u>	ch other common facilities or improvements as may be designated in
42		<u>the</u>	bylaws of the HOA.
43			
44	(B)	Member	ship in the HOA shall be required for all purchasers of lots in the
45	. ,		ion and their successors in title.

1		
2	(C	
3		element is private roads or easements, then they shall either be maintained by an
4		HOA or pursuant to a private road maintenance agreement. If such roads are to be
5		maintained pursuant to a private road maintenance agreement, then the terms
6		thereof shall be included on each record plat of subdivision for the development.
7	Œ	
8	(D	
9		sewage disposal systems may be maintained by LCSA or a public water or sewer
10		(wastewater) utility as defined in Chapter 10.1 or 10.2 of Title 56 of the Code of
11		<u>Virginia.</u>
12 13	(E	Prior to approval of a record plat of subdivision for the cluster:
14		(1) If a Homeowner's Association is to be established, the landowner shall
15		submit documents for the creation of the HOA to the County for review
16		and approval, including its bylaws, and all documents governing
17		ownership, maintenance, and use restrictions for common areas, including
18		a legal description of such areas and a description of restrictions placed
19		upon the use and enjoyment of the land.
20		(2) If a communal water and/or sewage disposal system is to be maintained by
21		a third-party, a minimum two year maintenance contract is to be submitted
22		for review by the County.
23		
24		(3) If the subdivision is served by private roads and there is no HOA for the
25		subdivision, the developer shall submit a private road maintenance
26		agreement to the County for review and approval.
27		
28		ecognizing Protection by Right to Farm Act. Record plats and deeds authorized
29	***************************************	rsuant to this section shall include a statement that agricultural operations enjoy the
30	<u>pr</u>	otection of the Right to Farm Act (Va. Code Section 3.1-22,28 et seq.).
31	0.006 TI	** *
32	2-206 <u>Ex</u>	cisting Lots of Record.
33 34	(A)	Lots existing as of (insert date of ordinance adoption) shall be permitted the
35	(A)	uses identified in Table 2-202: AR-2 Agricultural Rural-2 District Use Table
36		and shall follow the lot and building requirements for the Base Density
37	1	Division option as identified in Section 2-203(A).
38		2 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
39	(B)	Hamlet Lots. For lots recorded prior to (insert date of ordinance adoption) and
40	(2)	developed under a hamlet subdivision, in accordance with the zoning
41		ordinance in effect at the time of subdivision, such lots shall follow the
42		requirements in effect as of the date the lots were recorded.
43		
44		

45

1 2	ARTICLI	E II, DIVISION B – JOINT LAND MANAGEMENT AREA (JLMA) DISTRICTS
3 4	Section 2-100	0 Joint Land Management Area-1 District: JLMA-1
5 6 7	đe	se and Intent. This district is established to accommodate and foster the velopment of land within the joint land management areas (JLMAs) outside incorporated towns in Loudoun County to:
8 9	(A)	Ensure development in the JLMA-1 district is consistent with the JLMA serving as a gateway to the towns;
10	(B)	Encourage an appropriate mix of residential and nonresidential land uses;
11	(C)	Provide a variety of housing types and lot sizes;
12 13 14	(D)	Where appropriate, achieve a pattern of development that generally conforms to the established, traditional pattern of development in the towns;
15 16	(E)	Establish the type and scale of development desired for the entranceway of the towns; and
17	(F)	Implement jointly adopted area plans, where applicable.
18 19 20 21	Re tha	and Location. This district modifies and replaces the Countryside esidential (CR-1) district within the JLMAs. It is the intent of the County at the JLMA-1 boundaries not be extended beyond the existing JLMA undaries. The limits of this district are as designated on the Zoning Map.
22 23		<b>Legulations.</b> Table 2-1003 summarizes the principal use regulations of the MA-1 district.
24 25 26	(A)	<b>Organization of Use Table.</b> Table 2-1003 organizes the uses in the JLMA-1 district Use Table by Use Classifications, Use Categories and Use Types.
27		(1) Use Classifications. The Use Classifications are: residential uses;
28		agricultural uses; public and institutional uses; commercial uses;
29		and industrial uses. The Use Classifications provide a systematic
30		basis for assigning present and future land uses into broad general
31		classifications (e.g., residential uses and agricultural uses). The
32		Use Classifications then organize land uses and activities into
33		general "Use Categories" and specific "Use Types" based on
34		common functional, product, or physical characteristics, such as
35 36		the type and amount of activity, the type of customers or residents,

- Use Categories. The Use Categories describe the major sub-(2) groups of the Use Classifications, based on common characteristics (e.g., the residential Use Classification is divided into two major Use Categories: Household Living and Group Living). Principal uses are identified in defining the Use Category. principal uses that most closely share the common characteristics that are key to the Use Category. Use Types. The Use Categories are then divided into specific Use (3) Types. The specific Use Types are included in the respective Use Category. They identify the specific uses that are considered to fall within characteristics identified in the Use Category.
  - (B) Use Categories and Use Types Defined. All the Use Categories and Use Types listed in Table 2-1003 are defined in Article VIII (Definitions).
    - (C) Permitted and Special Exception Uses. A "P" in the column identified "JLMA-1" indicates that a Use Category or specific Use Type is permitted as a matter of right (as a permitted use) in the JLMA-1 district, subject to compliance with all applicable standards and regulations in this Ordinance and all other County ordinances. An "S" indicates that a Use Type is allowed in the JLMA-1 district as a special exception in accordance with the procedures and standards of Section 6-1300. In some instances, and based on the Additional Regulations for Specific Uses (Section 5-600), a Use Type will be permitted under certain conditions, or allowed as a special exception under other conditions. These uses are identified as "P/S".
    - (D) Reference to General Use Category. References to "General Use Category" under the Use Type column means all of the uses in the Use Category are allowed. The Use Category is defined in Article VIII. Where specific Use Types are listed in the Use Type column, only the listed Use Types in the Use Category are allowed. The Use Types are defined in Article VIII.
    - (E) Additional Regulations for Specific Uses. References to sections in the final column of Table 2-1003 (Additional Regulations for Specific Uses) indicate that the listed use is subject to use-specific regulations. The numbers provide a cross-reference to the "Additional Regulations for Specific Uses" in Section 5-600.

TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE						
USE CATEGORY	P = PERMITTED S =  USE TYPE	ADDITIONAL REGULATIONS FOR SPECIFIC USES				
RESIDENTIAL USES						
	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613			
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620			
Household Living	Guest house (accessory to single family detached dwelling)	Р	Section 5-612			
Ç	Home occupation (accessory to single family detached dwelling)	P	Section 5-400			
	Model home	P	Section 5-500(A)			
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500			
	Congregate housing facility	S				
	Continuing care facility	S				
Group Living	Orphanage or similar institution	S				
	Tenant dwelling	S	Section 5-602			
AGRICULTURAL U	SES					
Agriculture	General Use Category	P	Section 5-626			
Horticulture	General Use Category	P	Section 5-626			
Animal Husbandry	General Use Category	P	Section 5-626			
Agriculture Support and	Agricultural processing	P	Section 5-627			
Services Directly Related to On-going	Animal care business	Р	Section 5-627			
Agriculture, Horticulture and	Custom operators	P				
Animal Husbandry Activity, On-Site	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	Р	Section 5-627			

### TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE

### P = PERMITTED S = SPECIAL EXCEPTION

USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets	P	Section 5-603
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	s	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
1	Virginia Farm Winery	P	Section 5-627
	Wayside stand	Р	Section 5-604
	Wetlands mitigation bank	Р	Section 5-627
PUBLIC AND INSTI	ITUTIONAL USES		
Day Care Facilities	Child care home	P	Section 5-609(A)

### TABLE 2-1003 JLMA-1 JOINT LAND MANAGEMENT AREA-1 DISTRICT USE TABLE

#### P = PERMITTED S = SPECIAL EXCEPTION

P = PERMITTED S = SPECIAL EXCEPTION						
USE CATEGORY	USE TYPE	JLMA-1	ADDITIONAL REGULATIONS FOR SPECIFIC USES			
	Child or adult day care center	S	Section 5-609(B)			
	Bus shelter	Р				
	Community center	S				
Market Administration of the Control	Community center, HOA facilities only	Р				
Cultural and Government	Commuter parking lot, with greater than 50 spaces	S				
Facilities	Commuter parking lot, with 50 spaces or less	P				
	Library	S				
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S				
Education	School (elementary or middle), for fifteen (15) pupils or less	s	Section 5-655			
	School (elementary, middle, or high), for more than 15 pupils	S				
	Cemetery	S	Section 6-637			
	Mausoleum	S	Section 5-637			
	Crematorium	S	Section 5-637			
Park and Open Space	Community, neighborhood or regional park, passive recreational uses	P				
	Community, neighborhood or regional park, active recreational uses	S				
	Wetlands mitigation bank	P				
Public Safety	Fire and/or rescue station	S	Section 5-638			
I done salely	Police station or substation	S	Section 5-638			
Religious Assembly	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	Р	Section 5-639			